MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

June 2, 2003

CALL TO PODIUM:

Daniel Janousek

RESPONSIBLE STAFF:

Daniel Janousek, Long Range Planning

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
200	Historic District
	Consent Item
15 7 7	Ordinance
	Resolution
	Policy Discussion
7.	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	05-14-2003
	05-21-2003
Hearing Date	6-02-2003
Record Held Open	
Policy Discussion	

TITLE: Joint Public Hearing

SDP-03-005, Amendment to SDP 3 from 353,201 square feet of previously approved building area to 373,201 square feet of building area. The subject property is located at 317 Kentlands Boulevard, Kentlands, Section 1, Parcel L, Block Q and is bordered by Great Seneca Highway and Kentlands Boulevard. The subject property consists of approximately 33.75 acres of land and is zoned MXD (Mixed Use Development).

SUPPORTING BACKGROUND:

The applicant, Saul Holding Limited Partnership c/o Saul Center, requests to modify SDP 3 (approved March 2, 1992) by adding 20,000 square feet of retail/commercial land use in four one-story buildings to an existing retail/commercial site.

The site plan includes 1,683 parking spaces (1,909 required).

The presentation will be given by Mr. John Collich, Senior Vice President, Saul Centers.

Exhibit list and exhibits attached.

DESIRED OUTCOME:

Hold record open: Planning Commission 11 days (June 13), recommendation to City Council June 18; Mayor/Council 30 days (July 2), policy discussion July 7, 2003.

SDP-03-005 Amendment to SDP 3 Saul Centers 317 Kentlands Boulevard Joint Public Hearing Index of Memoranda

Number	Exhibit
1. Site Plan App	lication dated May 12, 2003
2. Site location i	

3. Site Plan, Landscape Plan and Elevations

4. Notice of Joint Public Hearing sent to Gaithersburg Gazette on May 13, 2003

5. Notice of Public Hearing Sent May 15, 2003

6. Parking Demand Analysis for Kentlands Square Shopping Center, May 13, 2003, prepared by Wells and Associates.

7. Resolution R-21-92 granting approval for Schematic Development Plan SDP 3, known as Phase III, Section 1 of Kentlands, Phase 1 and 2 of the Beatty Open Center, dated March 2, 1992.



City of Gaithersburg" 31 South Summit Avenue" Gaithersburg, Maryland 20877" Telephone: (301) 258-6330" Fax: (301) 258-6336

SITEPLANAPPLICATION

In accordance with Article III, Division 19, Section 24-160 D.9 and Article V of the City Code

١	Application SDP-03-005
	Date Filed 5-12-03
	Total Fee 2500 5 CV

CONCEPT PRELIMINARY FINAL (MXD FEE APPLIES) SCHEMATIC DEVELOPMENT

pject Name Kentlands Square, Block Q; Idles 2 eet Address 317 Kentlands blvd.			
Historic area designation Yes	No	* · · · · · · · · · · · · · · · · · · ·	
Parcel L Block Q Subdivision Kentlands	<u></u>		
x Identification Number (MUST BE FILLED IN) 09-03203494			·
X Identification (without the party of the p			e de la companya de La companya de la co
APPLICANT			
Saul Holdings Limited Partnership c/o Saul	Centers		
reet Address _ 7501 Wisconsin Ave.		Suite No	00017
ty Bethesda	_ StateMD	Zip Code	20814
elephones: Work 301-986-6134 Home			1
ie priories.			A Company
CITY PROJECT NUMBER			
intel Circ Plan Number (if applicable) K-9/7 (3/0/92)	1	•	
ame of previously approved Final Plan (if applicable) AFP 00004			4 4 4
Wille Of Discious 2 abbiograp a man a service statement a	V •		
ARCHITECT/ENGINEER/DEVELOPER			
rchitect's Name Cowie Associates, PC	· · · · · · · · · · · · · · · · · · ·	200 07	0 0711
rchitect's Maryland Registration Number	Telephone	202-34	2-2711
reet Address 17.29 Wisconsin Ave.		_ Suite No	
ity Washington	StateDC	_ Zip Code _	20007
2. Procedural Angle (1997) - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997 - 1997		• • • • • • • • • • • • • • • • • • • •	
ngineer's Name Rodgers Consulting, Inc.		201 0/0	700
t a martin Blombon	_ Telephone	301-948-	+700
ngineer's Maryland Registration Number 9260 Gaither Road treet Address		_ Suite No.	20877
ityGaithersburg	State <u>MD</u>	_ Zip Code .	20011
lly	_		10/
	Telephone	<u>301–986–6</u>	1500
treet Address 7501 Wisconsin Ave.	300	Suite No.	20814
Bethesda	State	_ Zip Code	20017
contact Person Brian Downie			**
Ultage Feigon	•		-
PROPERTY OWNER			1 - 1 - 1 -
Saul Holdings Limited Partnership c/o Saul	<u>Centers</u>		1500
treet Address 7501 Wisconsin Ave.		Suite No.	
Bethesda	State MD	_ Zip Code	20814
	and the second of the second o	and the second second	

DD-03-00\$

PRIMARY USE

Mixed Use

Non-Residential

Residential

7. PROPOSED UNIT TYPE

Mixed Use Office/Professional Restaurant

Retail/Commercial Residential Multi-Family Residential Single Family

Other

	DESCRIPTION

20,000 sf	1	TT	/D-4-1	
20 000	Missor	1100	IKETHI	, auded
711.111111 51	PILACU	uac	(1//	

PROJECT DETAIL INFORMATION. Please supply the following information

PROJECT DETAIL INFORMATION. DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
			1,470150 sf
. Site (square feet)			33.75 ac
2. Site Area (acres)			
Total Number of Dwelling Units/L	ots		
Height of Tallest Building			
5. Green Area (square feet)			
6. Number of Dwelling Units/Acre	4.7		
7. LotCoverage (Percent)			
3. Green Area (Percent)			
9. Residential			
a. Single Family Detached	# Units		
b. Single Family Attached	# Units .		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other	•		
10. Retail/Commercial	Sq.Ft. 20,000	100	0
11. Restaurant Class: A B C	Sq.Ft.		
12. Office/Professional	Sq.Ft.		
13. Warehouse/Storage	Sq.Ft.		
14. Parking			
15. Shared Parking/Waiver			226
16. Other			
17. Total			

SUBMISSION REQUIREMENTS

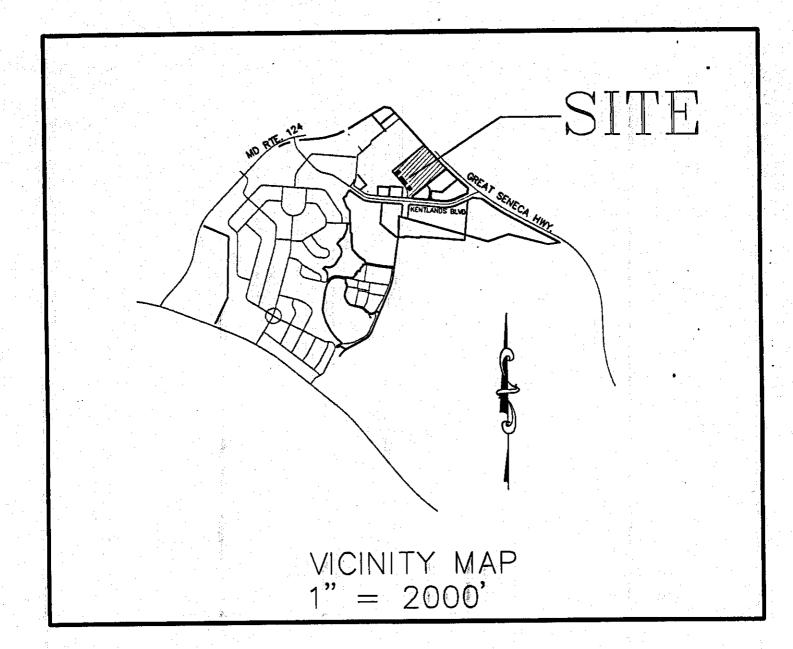
- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

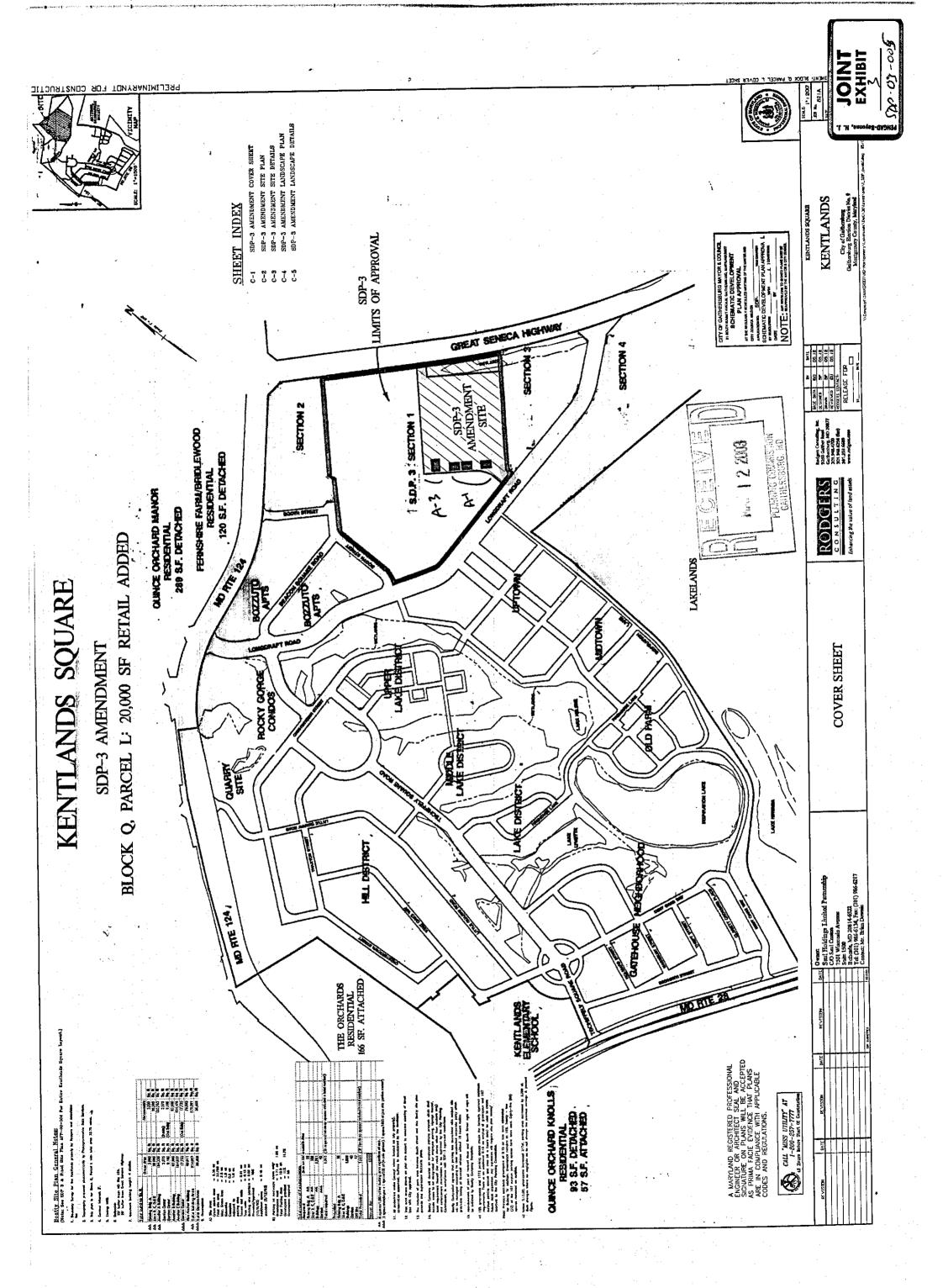
Applicant's Name (plea	es print)	Gary F	. Unterberg.	Agent		
Applicant's Name (pre-		um. 2	1 to take	y, agut	Data 5/12	103
Applicant's Signature	121	You	. 000000	ulting, Inc.	Date	
Davtime Telephone	301-94	3 –47 00	Rodgers Cons	GILLING, THE.		00/0000

SBP-03-005

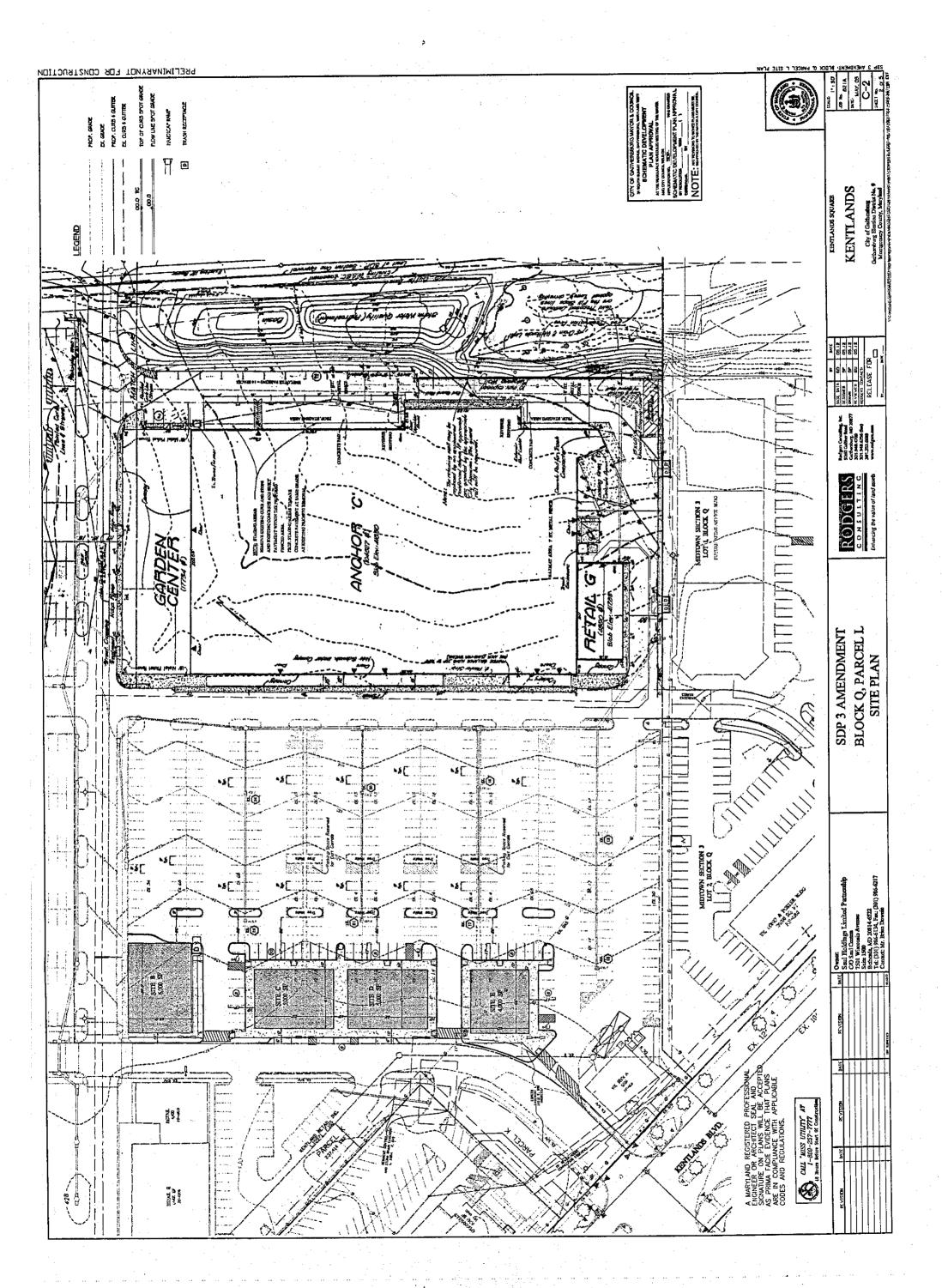


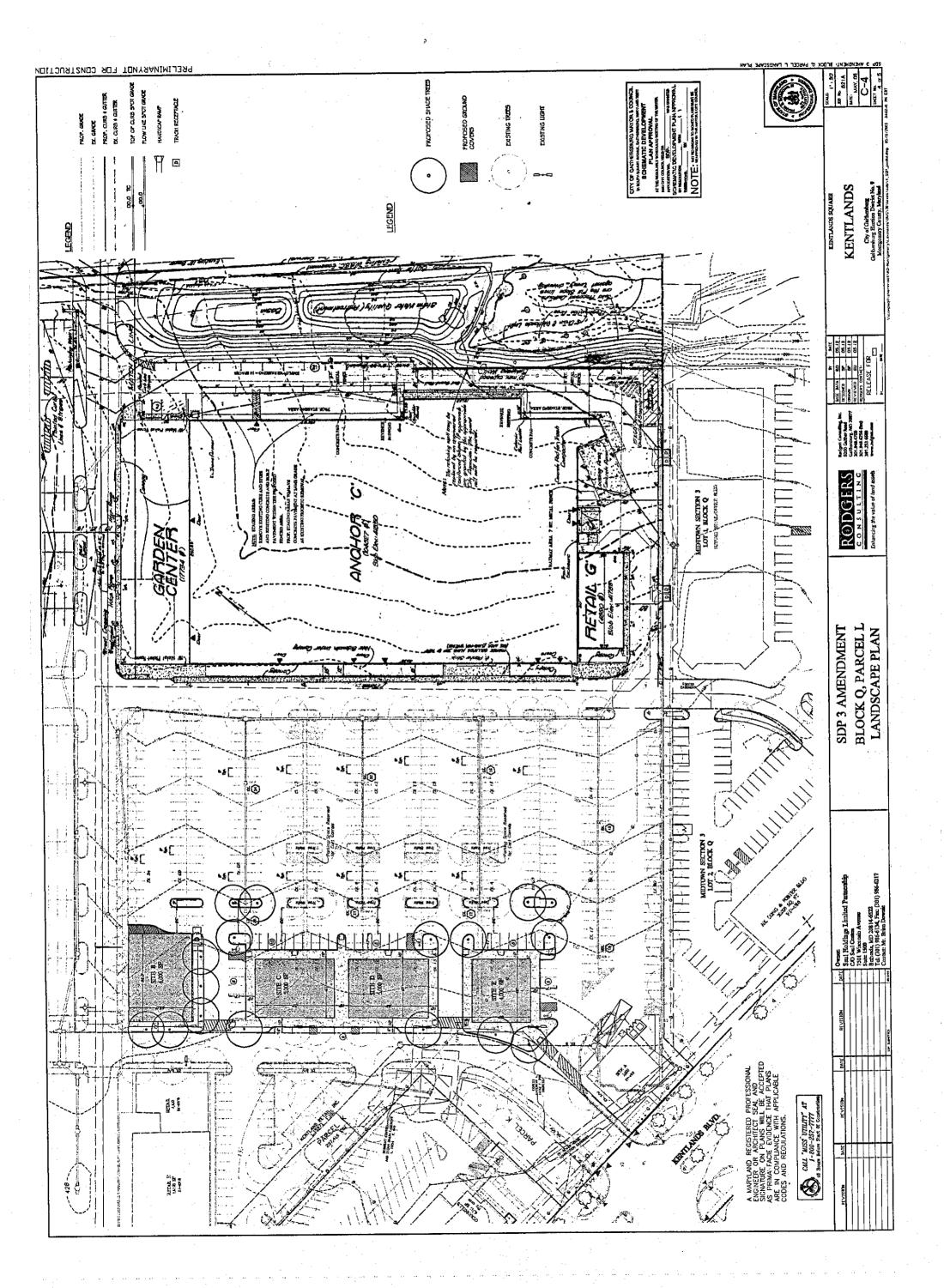


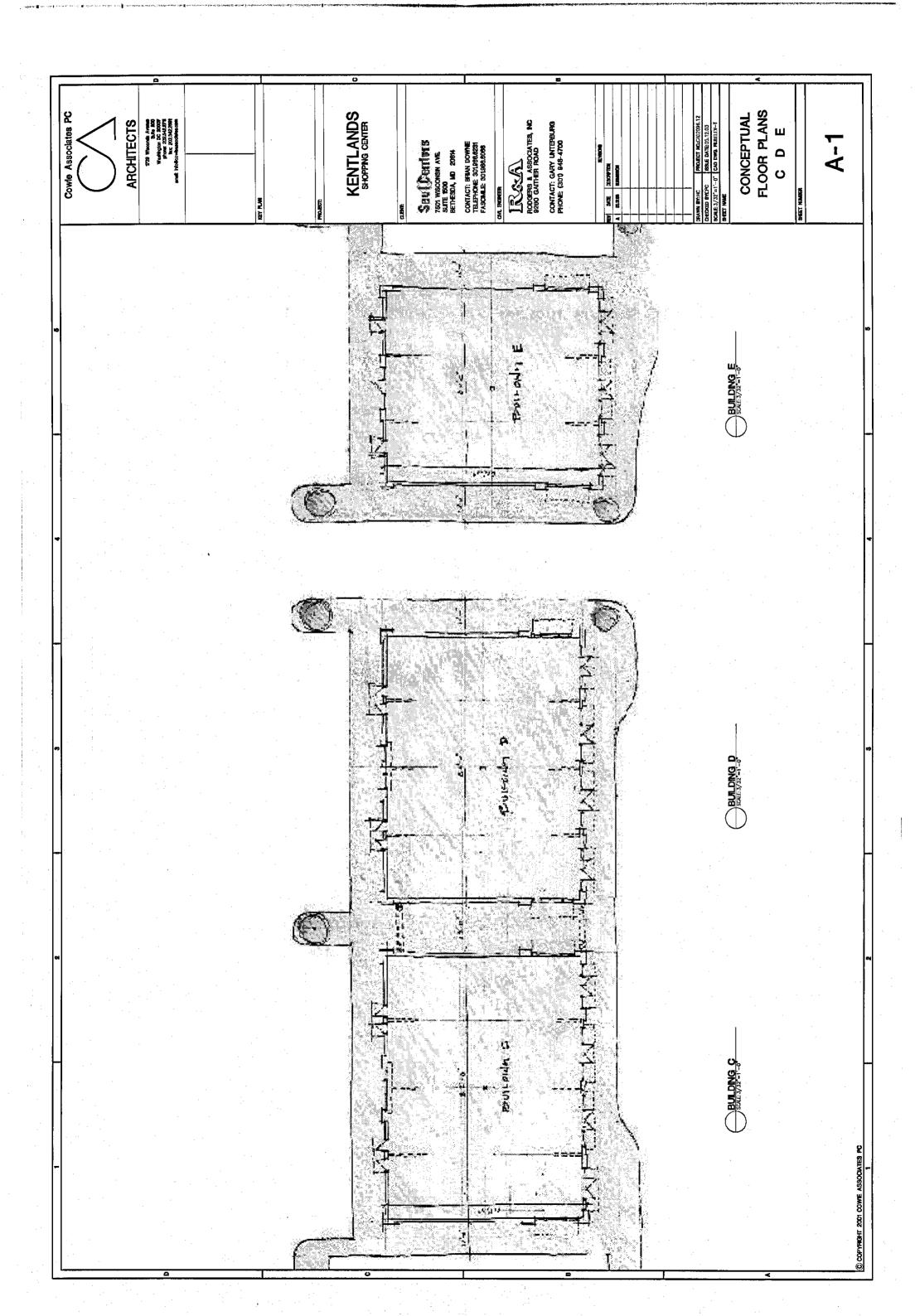


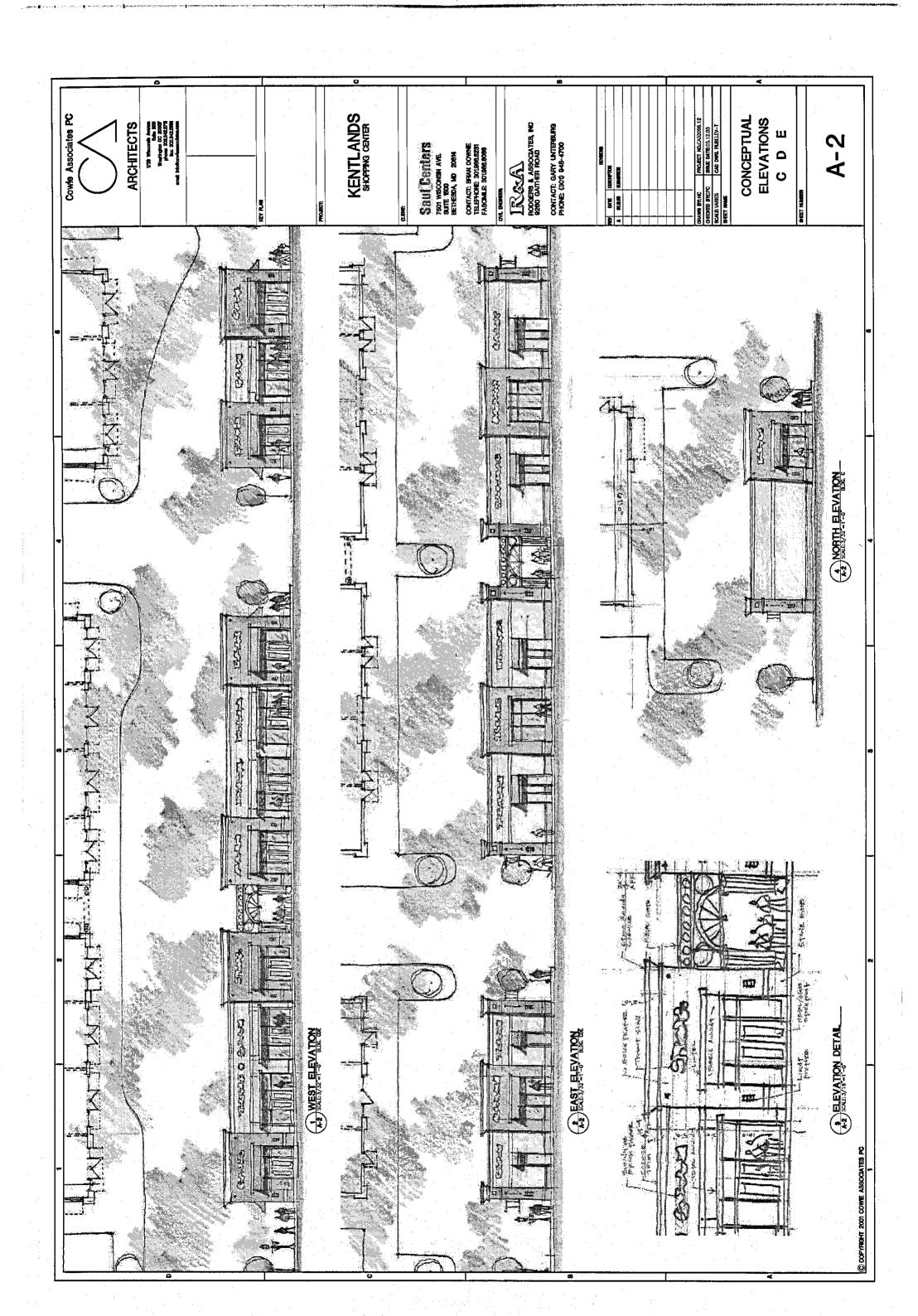


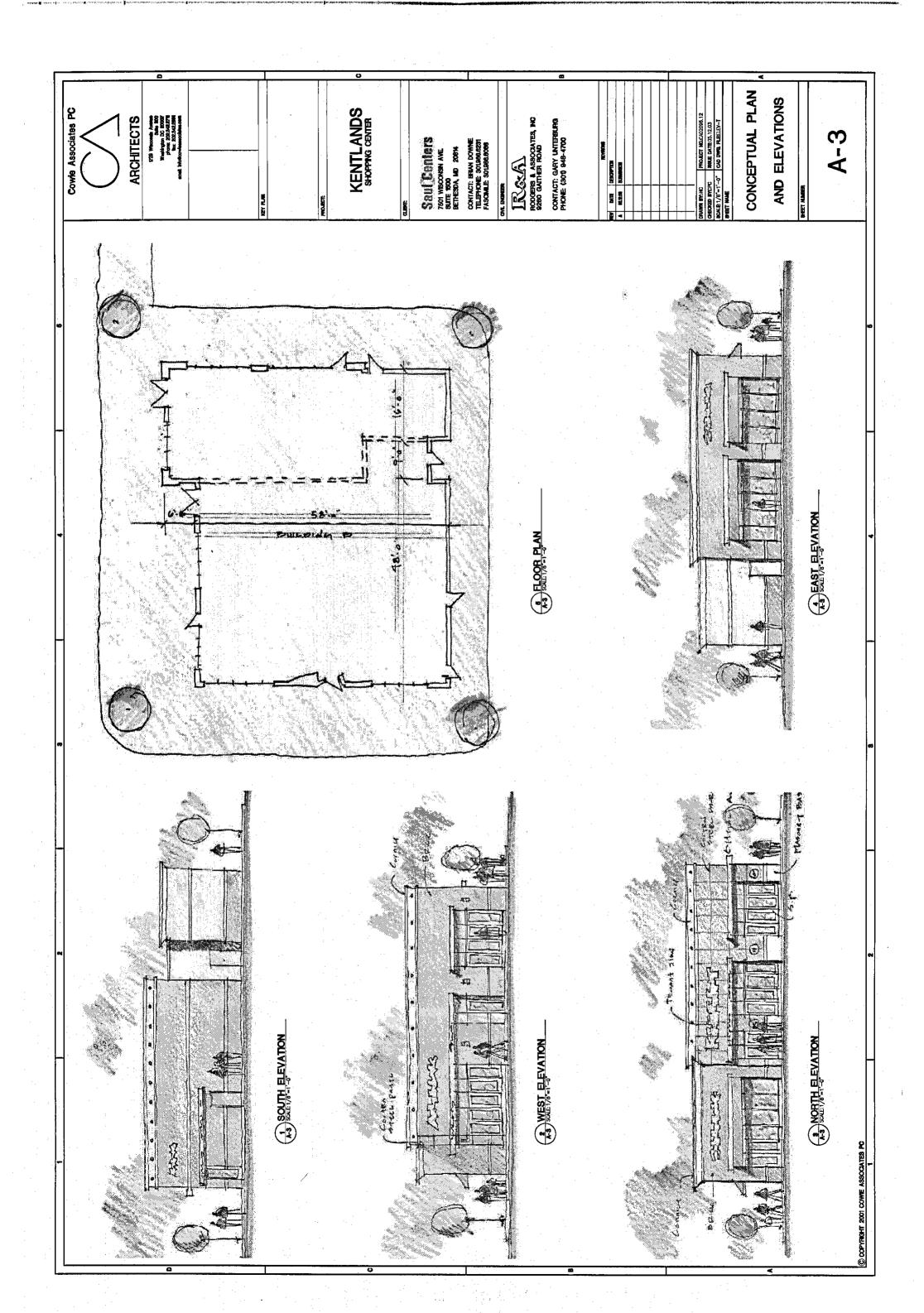
50P-03-005

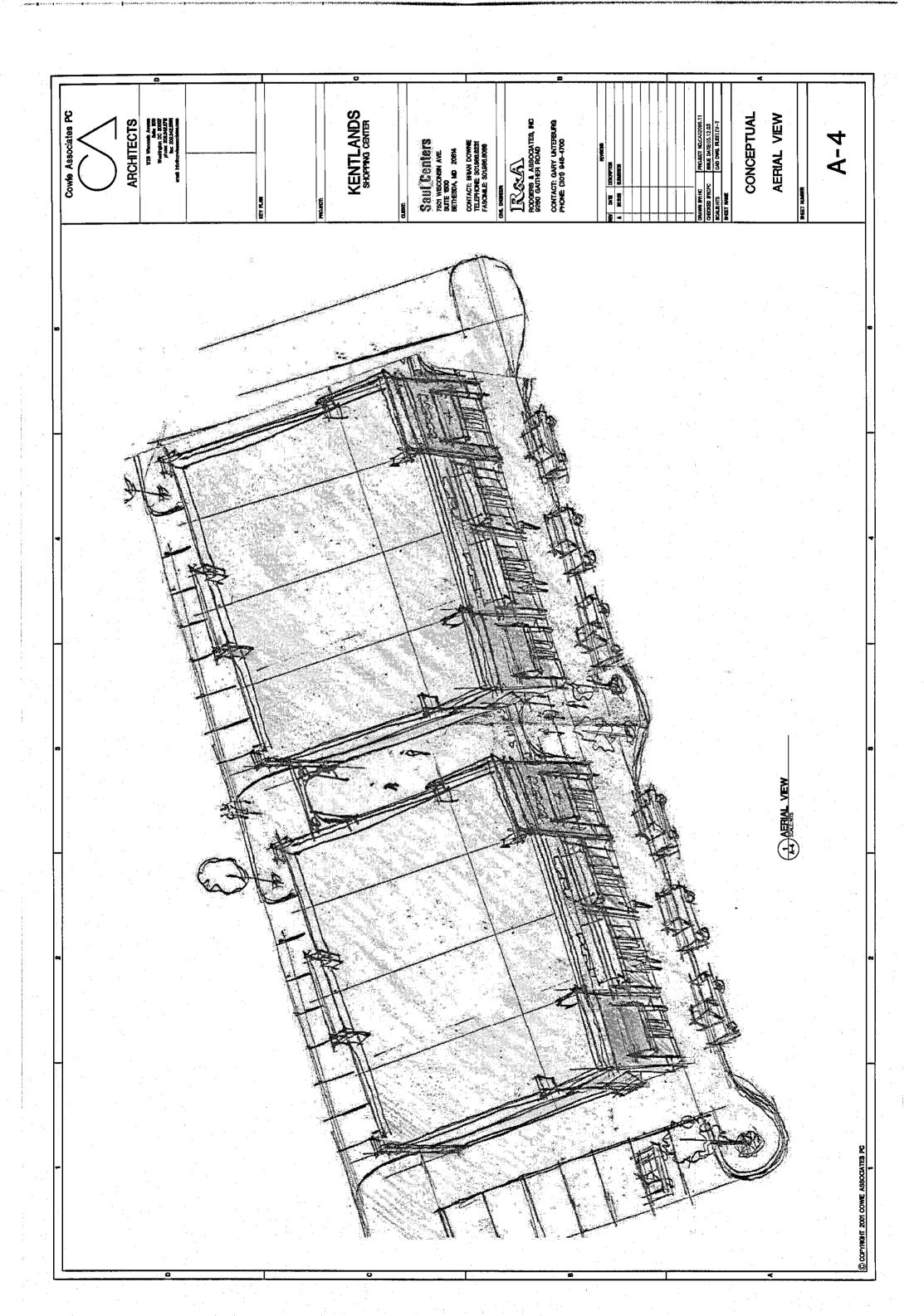












05/13/2003

Karey Major Law Section The Gaithersburg Gazette P.O. Caller 6006 Gaithersburg, Maryland 20884

Dear Ms. Major:

Please publish the following legal advertisement in the May 14, 2003 and May 21, 2003 issues of the Gaithersburg Gazette.

Sincerely,

Daniel R. Janousek, AICP Planner

ASSIGN CODE: SDP-03-005

ACCT. No. 133649

NOTICE OF JOINT PUBLIC HEARING

The Mayor and City Council and the Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on the amendment to Schematic Development Plan SDP-03-005, filed by Saul Holding Limited Partnership c/o Saul Center on

MONDAY June 2, 2003 AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The request is to amend the approved schematic development plan SDP 3, Section 1, Parcel L, Block Q, from 353,201 square feet of building area 373,201 square feet of building area in accordance with §24-160D.11 and §24-198(c) of the City Code. The subject property is located at 317 Kentlands Boulevard, Kentlands, Section 1, Parcel L, Block Q and is bordered by Great Seneca Highway and Kentlands Boulevard. The subject property consists of approximately 33.75 acres of land and is zoned MXD (Mixed Use Development).

Further information is available from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Daniel R. Janousek, AICP Planner





CITY OF GAITHERSBURG 31 South Summit Avenue Gaithersburg, Maryland 20877 Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting:

PUBLIC HEARING

Application Type:

SCHEMATIC DEVELOPMENT PLAN AMENDMENT

File Number.

SDP-03-005

Location:

317 KENTLANDS BOULEVARD

Applicant:

SAUL HOLDING LIMITED PARTNERSHIP c/o SAUL

CENTERS

Development:

KENTLANDS SECTION 1, PARCEL L, BLOCK Q

Day/ Date/Time:

MONDAY, JUNE 2, 2003, 7:30 p.m.

Place:

COUNCIL CHAMBERS, GAITHERSBURG CITY HALL

31 SOUTH SUMMIT AVENUE

***IMPORTANT ***

This application requests approval of a Schematic Development Plan (SDP) known as KENTLANDS SECTION 1, PARCEL L, BLOCK Q in the Mixed-Use Development (MXD) Zone. The plan includes 373,201 square feet of building area. Contact the Planning and Code Administration City Staff (listed below) at 301-258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

Joint Mayor and City Council and Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at http://www.ci.gaithersburg.md.us.

CITY OF GAITHERSBURG

Daniel P Janousek, AICP

Planner, Planning and Cede Administration

SEE LOCATION MAP ON REVERSE SIDE

JOINT EXHIBIT

NOTICES SENT THIS 15th DAY OF MAY, 2003, TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file at the Planning and Code Administration Office.)

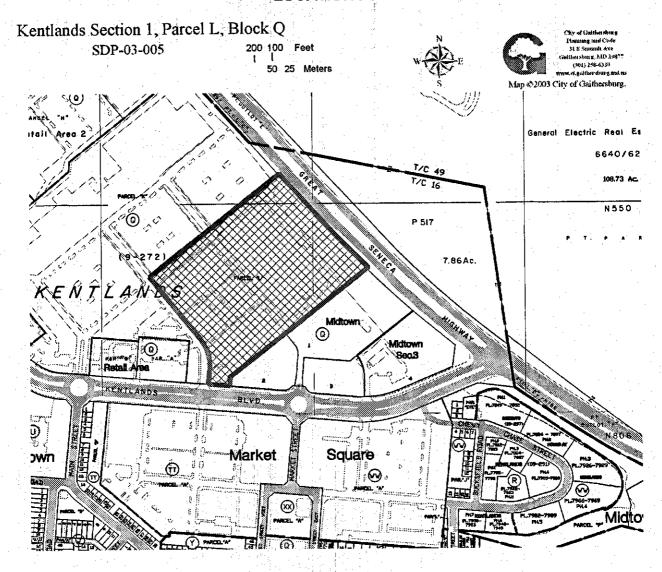
MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Stanley D. Abrams, City Attorney,
Mary Beth Smith, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP





WELLS & ASSOCIATES. LLC

TRAFFIC, TRANSPORTATION, AND PARKING CONSULTANTS

MEMORANDUM

TO: Brian Downie

Saul Centers

cc: Gary Unterberg

Rodgers Consulting

FROM: Michael J. Workosky

Terence J. Miller

Wells & Associates, LLC

DATE: May 13, 2003

SUBJECT: Parking Demand Analysis for Kentlands Square Shopping

Center,

Gaithersburg, Maryland

Introduction

This memorandum presents the results of a parking demand analysis for the Kentlands Square Shopping Center located in Gaithersburg, Maryland. The purpose of the analysis is to determine if a sufficient parking supply will be available with the construction of four proposed pad sites totaling 20,000 S.F. of combined restaurant/retail uses located in the northwest portion of the Lowe's parking field (Lot 7), as shown on Figure 1.

These pad sites are proposed to be developed by Saul Centers as a combination of restaurant and retail space. This study assumes that 11,000 S.F. (two pads) of space would be developed as a Class "A" restaurant, defined in the zoning ordinance as a high-turnover, sit-down restaurant where all customer services are performed by a waiter or waitress. The remaining 9,000 S.F. was assumed to be general retail space.

Kentlands Square currently consists of approximately 385,135 total square feet (S.F.) of gross building area (GBA), with the majority of stores located on the north side of the center and



oriented to parking lots 2, 3, and 4. The Lowe's portion of the site is on the east side of the center, and currently contains 130,361 S.F. of retail space including the Lowe's building. The approved site plans indicate an on-site parking supply of 1,838 spaces. The field data collected includes an additional 12 spaces currently being used on Booth Street (total 1,850 spaces).

The Lowe's parking lot contains 560 total spaces. Adjacent parking is available in the K-Mart lots 3 and 4 that provide a total of 741 spaces. A total of 150 spaces would be displaced by the development of the four pad sites within lot 7.

This study represents an update from a report dated January 10, 2003, and was prepared in accordance with standards set forth by the City of Gaithersburg. A copy of the scoping letter outlining the original analysis parameters is contained in Appendix A.

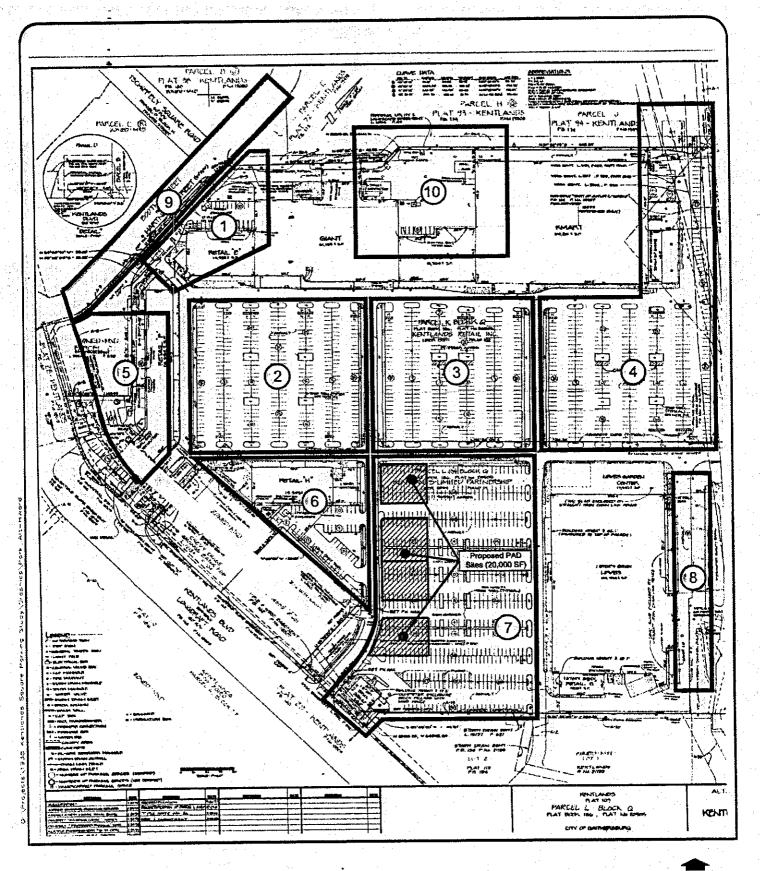


Figure 1
Retail/Restaurant Pad Location and Parking Area Designations

North Schematic

Parking Waiver Request

Based on the City of Gaithersburg parking requirements, a parking waiver of approximately 230 spaces is necessary in order to accommodate the development of the 20,000 S.F. pad sites. It is based on the overall shopping center density and a requirement of 5.0 spaces per 1,000 S.F.

It is noted that restaurant space accounts for approximately six to seven percent of the overall shopping center square footage. Thus, if the entire 20,000 S.F. of proposed space was designated for restaurant space, the percentage of space devoted to restaurants would be below 15 percent as required by the City of Gaithersburg code.

Analysis

Wells & Associates conducted parking occupancy counts during an average weekday on Thursday, September 12, 2002 and Saturday, September 7, 2002. The weekday counts were collected from 3:00 PM to 10:00 PM, and the Saturday counts were collected from 10:00 AM to 10:00 PM to fully assess the parking needs of the shopping center, and recorded in 30-minute intervals. The lots were counted as delineated in Figure 1, with Lot 3 (K-Mart Lot) and Lot 7 (Lowe's Lot) counted by individual parking aisle.

Shopping Center Results

The results for Thursday, September 12, 2002 are summarized in Table 1 and Appendix B, and indicate that the overall maximum parking demand occurred at 3:00 PM, when 544 parking spaces (or 29 percent) were occupied. The majority of parking occurred in Lot 2 that serves the Giant supermarket. Within Lot 7, the majority of vehicles were parked in row D-1, opposite the Lowe's store entrance. It should be noted that the surveys conducted during the hours of 4:00 PM to 7:00 PM indicated demands of more than 500 vehicles, similar to the demand realized at 3:00 PM.

The overall parking occupancy within Lot 7 was 23 percent (or 128 occupied spaces) during the peak hour. A total of 432 spaces were available in this parking field during the peak hour. (Refer to Table 3A, Appendix B). The overall occupancy within Lots 3 and 4 was 16 percent (or 118 spaces) during the peak hour.

The results for Saturday, September 7, 2002 are summarized in Table 1, and indicate that the overall maximum parking demand occurred at 12:00 PM, when 813 parking spaces (or 44 percent) were occupied. The majority of parking occurred in Lots 2 and 7. Within Lot 7, the majority of vehicles were parked in rows D-1 and C-1, with these areas at 100 percent or higher occupancy.

The overall parking occupancy within Lot 7 was 45 percent (or 253 occupied spaces) during the peak hour, with a surplus of 307 spaces. (Refer to Table 4A, Appendix B). The overall parking occupancy within Lots 3 and 4 was 22 percent (or 165 spaces) during the peak hour.

Based on the parking occupancy, the peak hour parking ratio was calculated at 1.43 spaces/1,000 S.F. during the weekday, and 2.13 spaces/1,000 S.F. on Saturday.

Detailed summaries of the parking counts are contained in Appendix B.

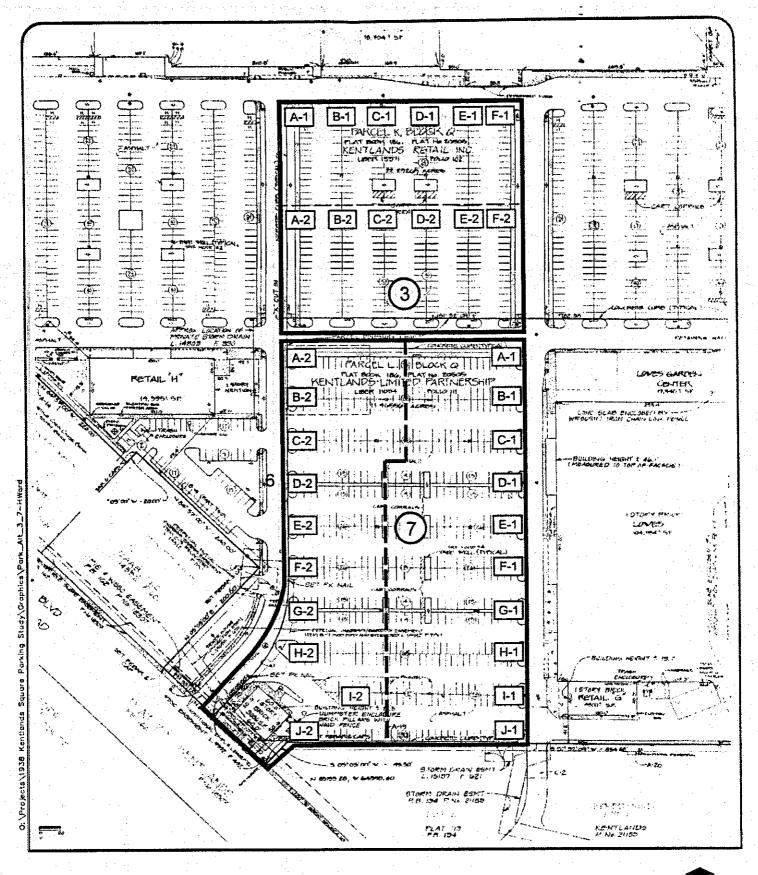


Figure 2
Parking Fields 3 And 7 Row Designations



Adjustments for Vacant Space

The majority of the retail space at Kentlands Square Shopping Center was occupied at the time the parking counts were collected. However, two shops were vacant. A 1,200 S.F. space is available within Retail "E" (west of Giant), and a portion of the Retail "G" (2,400 S.F.) adjacent to Lowe's. Accordingly, the existing parking counts were adjusted to reflect these vacancies, and are summarized on Table 1. Since the vacant space is minimal, there are only modest increases in parking demands.

It is important to note that the relatively low parking ratio (1.43 on weekdays and 2.13 on Saturday) is due in part to the modest performance of the K-Mart store. Parking within the K-Mart fields (lots 3 and 4), did not reach occupancy of above 34 percent on Saturday. Lot 4 was nine percent occupied during the weekday peak hour and 14 percent occupied on Saturday.

Table 1 Kentlands Square Parking Analysis Existing Conditions Parking Summary

Size	Units		
	•		
116,963			
62,000 122,561			•
	the state of the s		
-			
385,135	S.F.		
1.200	S.F.		
	and the second second		
		** **	
O.	-tb42 2002	Saturday Son	tomber 7, 2002
			0 PM)
	· · · · · ·		occupied spaces spaces
1,306	spaces	1,037	spaces
			percent
1,43	spaces/1000 S.F.	2.13	spaces/1000 S.F.
128	occupied spaces	253	occupied spaces
560	spaces	560	spaces
			spaces
			percent spaces/1000 S.F.
* 1.00	apadear rece en .	,,,,,,	
118	occupied spaces		occupied spaces
	· ·		spaces
	,		spaces percent
			spaces/1000 S.F.
			spaces/1000 S.F. spaces
	•		spaces
30%	percent	45%	percent
130.361	S.F.	130,361	S.F.
		1.98	spaces/1000 S.F.
		=	spaces
			spaces
	•		spaces percent
388.735	S.F.	388.735	S.F.
		•	spaces/1000 S.F
			spaces
7/11	spaces	741	spaces
	spaces		spaces
	18,700 14,935 23,376 4,800 18,800 3,000 385,135 1,200 2,400 3,600 1,306 29% 1,43 128 560 432 23% 1,00 118 741 623 16% 0,31 388,735 1,43 5544 1,850 30% 130,361 1,00 130,361 1,00 130,361 1,00 130,361 1,00 130,361 1,00 130,361	18,700 S.F. 14,935 S.F. 23,376 S.F. 4,800 S.F. 18,800 S.F. 3,000 S.F. 385,135 S.F. 1,200 S.F. 2,400 S.F. 2,400 S.F. 3,600 S.F. hursday, September 12, 2002 (3:00 PM) 544 occupied spaces 1,850 spaces 29% percent 1,43 spaces/1000 S.F. 128 occupied spaces 560 spaces 23% percent 1,00 spaces/1000 S.F. 18 occupied spaces 23% percent 1,00 spaces/1000 S.F. 18 occupied spaces 23% percent 1,00 spaces/1000 S.F.	18,700 S.F. 14,935 S.F. 23,376 S.F. 4,800 S.F. 18,800 S.F. 385,135 S.F. 1,200 S.F. 2,400 S.F. 3,600 S.F. 3,600 S.F. 1,850 spaces 813 1,850 spaces 1,850 1,306 spaces 1,850 1,306 spaces 253 580 spaces 307 29% percent 44% 1,43 spaces/1000 S.F. 23% percent 45% 1,00 spaces/1000 S.F. 118 occupied spaces 307 23% percent 45% 1,00 spaces/1000 S.F. 1,98 118 occupied spaces 560 432 spaces 576 1,98 118 occupied spaces 741 623 spaces 741 624 spaces 741 625 spaces 741 626 spaces 741 627 628 spaces 741 629 spaces 741 629 spaces 741 629 spaces 741 620 spaces/1000 S.F. 650 651 652 653 654 spaces 828 1,850 spaces 1,850 30% percent 45% 130,361 S.F. 130,361 1,00 spaces/1000 S.F. 130,361 130,361 S.F. 130,361 143 spaces/1000 S.F. 144 spaces 828 1,850 spaces 308 130 spaces 560 130,361 S.F. 130,361 130,361 130,361 S.F. 130,361 1

Note: Includes 12,734 S.F. and 17,734 S.F. of garden space at the K-Mart and Lowe's buildings.

Adjustment for Peak Season

In order to identify the parking demand of the shopping center under peak shopping season conditions, the parking accumulation data was modified by utilizing the variations contained in Shared Parking, published by the Urban Land Institute (ULI). The percent of peak demand on a monthly basis for shopping centers is represented in Table 2.

The ULT parking data indicates that parking demand during the month of September is 75 percent that of December. Therefore, the actual parking counts were increased by 33 percent (or a factor of 1.33) to reflect peak season conditions in December. The monthly conversion factors are shown on Table 2.

The results for each month are shown on Table 3 for the overall shopping center, Lot 7, and Lots 3 and 4, and indicate that a peak demand of 739 spaces would be realized on a weekday (174 within Lot 7, 160 within Lots 3 and 4) and 1,104 spaces on Saturday (344 spaces within Lot 7, 224 spaces within Lots 3 and 4) would occur in December.

Table 2
Kentlands Square Parking Analysis
ULI Shopping Center Representative Monthly Parking Variation as Percentage of Peak Month

		the contract of the contract o		
Month	Percentage Variation Friday/Saturday	Parking Demand Factor (from September)		
January	65%	0.87		
February	65%	0.87		
March	70%	0.93		
April	70%	0.93		
May:	70%	0.93		
June 1979 and 1979	75%	1.00		
July 1988 1988 1988 1988 1988	75%	1.00		
August	75%	1.00		
September	75%	1.00		
October	75%	1.00		
November	80%	1.07		
December	100%	1.33		

Note: "Shared Parking", Urban Land Institute, Page 46.

Table 3
Kentlands Square Parking Analysis
Existing Shopping Center Parking Demand, by Month

Month	Overall Shopping Center	Weekday Conditions Lowe's Lot Number 7	K-Mart Lots 3 and 4	Overall Shopping Center	Saturday Conditions Parking Lot 7	K-Mart Lots 3 and 4
January	480	113	104	718	223	146
February	480	113	104	718	223	146
March	517	122	112_	773_	241	157
April	517	122	112_	773_	241	157
May	517		112	773	241	157_
June	554	130	120	828	258	168
July	554	130	120	828	258	168
August	554	130	120	828	258	168_
September	554	130	120	828	258	168
October	554		120	828	258	168
November	591	139	128	884	275	179
December	739	174	160	1,104	344	224

Note: Based on "Shared Parking", Urban Land Institute, Page 46.

Retail/Restaurant Pad Parking Demand

For the purpose of this study, the proposed pad sites were assumed to be 11,000 S.F. of Class "A" restaurant space and 9,000 S.F. of general retail. These buildings are likely to yield a combination of these uses similar to those specified in this report.

As defined in the zoning ordinance, a Class "A" restaurant would be a sit-down facility with waiters and waitresses. Retail uses were assumed to function within the context of the overall shopping center.

The City of Gaithersburg code would require the parking demand for the combined 20,000 S.F. pad sites to be calculated based on 5.0 spaces/1,000 S.F. of space as part of the overall shopping center. However, in order to provide a worst-case condition, a maximum parking demand ratio of 13.0 spaces/1,000 S.F. of Gross Floor Area (GFA) was used for restaurant space and 5.0 spaces/1,000 S.F. for retail uses. The restaurant requirement is specified by the City of Gaithersburg for a free standing Class "A" restaurant.

Hourly parking distributions for the restaurant and retail uses were extracted from the "Shared Parking" manual published by the Urban Land Institute. These distributions were used to calculate the parking demand for each hour of the day as shown on Table 4. The corresponding peak hour of the shopping center has also been highlighted. The results indicate that the pad sites would require a total of 129 spaces during the weekday peak hour and 81 spaces during the peak hour on Saturday.

Table 4
Kentlands Square Parking Analysis
Forecasted Restaurant Parking Demand, by Hour

Land Use: Building Size: Peak Hour Ratio (1): Retall 9,000 5.00 <u>Total</u> 20,000 Class A Restaurant 11,000 13.00 45 143 Peak Hour Demand:

	Time Period	Weekday Cor	ditions (3:00 PM)	Saturday Conditions (12:00 PM)		
		Restaurant Hourly Accumulation (2)	Retail Hourly Accumulation (2)	Restaurant Hourly Accumulation (2)	Retail Hourly Accumulation (2)	
	8:00 AM	5%	18%	3%	10%	
	9:00 AM	10%	42%	6%	30%	
	10:00 AM	20%	68%	8%	45%	
	11:00 AM	30%	87%	10%	73%	
	12:00:00 PM (3)	50%	97%	30%	85%	
	1:00 PM	70%	100%	45%	95%	
	2:00 PM	60%	97%	45%	100%	
:	3:00 PM (4)	60%	95%	45%	100%	
	4:00 PM	50%	87%	45%	90%	
	5:00 PM	70%	79 %	60%	75%	
	6:00 PM	90%	82%	90%	65%	
	7:00 PM	100%	89%	95%	60%	
	8:00 PM	100%	87%	100%	55%	
	9:00 PM	100%	61%	100%	40%	
	10:00 PM	90%	32%	95%	38%	

Time Period	Restaurant Peak Hour Demand	Retail Peak Hour Demand	Total	Restaurant Peak Hour Demand	Retail Peak Hour Demand	Total
8:00 AM	7	8	15	4	5	9
9:00 AM	14	19	33	9	14	22
10:00 AM	29	31	59	11	20	32
11:00 AM	43	39	82	14	33	47
 12:00:00 PM (3) 1:00 PM 2:00 PM	72 100 86	44 45 44	115 145 129	43 64 64	38 43 45	107 109
3:00 PM (4)	86	43	129	64	45	109
4:00 PM	72	39	111	64	41	105
5:00 PM	100	36	136	86	34	120
6:00 PM	129	37	166	129	29	158
7:00 PM	143	40	183	136	27	163
8:00 PM	143	39	182	143	25	168
9:00 PM	143	27	170	143	18	161
10:00 PM	129	14	143	136	17	153

Notes (1) Based in City of Gaithersburg Code
(2) Based on "Shared Parking, Urban Land Institute, page 46.
(3) Represents Kentlands Shopping Center Saturday Peak Hour.
(4) Represents Kentlands Shopping Center Weekday Peak Hour.

Kentlands Square Parking Demand Analysis Results for Weekdays and Saturdays

Future parking demands were forecasted for the overall shopping center, with a focus on the Lowe's lot. Consideration was given to the occupancy within this parking area assuming a practical capacity of 90 percent, i.e., the parking lot is perceived as full when occupancy reaches this level. The results are summarized on Table 5 and discussed in the following sections.

Weekday Results

Based on actual parking counts, the peak parking demand occurred on a weekday at 3:00 PM, when 544 spaces were occupied. When adjusted to reflect vacancies and peak shopping season conditions occurring in December, this results in a total peak demand of 739 vehicles. Using the forecasted parking demand of the four pad sites, the projected demand during the peak hour would be 129 vehicles. Therefore, the total parking demand for the overall shopping center is 868 vehicles. Assuming the parking supply of 1,850 spaces is reduced by the 150-space displacement, a surplus of 832 spaces would be available.

The field survey within parking Lot 7 indicated that 128 vehicles were parked during the weekday peak hour at 3:00 PM. Adjusting this demand for vacant space, seasonal variation, and the pad site parking requirement, a peak hour demand of 302 vehicles would be realized. Assuming an effective parking supply of 369 spaces (or 90 percent occupancy), the weekday demand would be satisfied within the Lowe's lot, with a surplus of 67 spaces. This indicates that patrons would not be required to utilize available parking within the K-Mart lots 3 and 4, although some usage of these lots is expected. If patrons were to utilize lots 3 and 4, more than 500 spaces would be available during the average weekday peak hour.

Table 5
Kentlands Square Parking Analysis
Maximum Parking Demand Summary for Future Conditions

cation			Weekday C (3:00		Saturday 0 (12:00	
entlands Square Shopping Center						2.2
aximum Parking Demand: rom field survey on 9/12/02)			544	vehicles	813	vehicles
djusted Total to account for vacancies			554	vehicles	828	vehicles
djustment factor for peak month:			1.33		1,33	
september to December)						
esultant Peak Season Parking Demand:			739	vehicles	1,104	vehicles
ax. Peak Hour Parking Demand for Restaurant Space (1) ax. Peak Hour Parking Demand for Retail Space (1)	11,000 9,000	S.F. S.F.		vehicles vehicles		vehicles vehicles
ax, Peak Hour Parking Demain for Relair Space (1)				vehicles	81	vehicles
eak Hour Maximum Parking Demand		· ·	868	vehicles	1,186	vehicles
arking Supply				spaces	,	spaces
isplacement from Restaurant/Retail Pads lew Parking Supply				spaces		spaces
urplus/Deficit			832	spaces		spaces
ercent Occupancy		······································	51%	percent	70%	percent
arking Lot 7 (Lowe's)			· · · · ·			
faximum Parking Demand: From field survey on 9/12/02)	÷		128	vehicles	253	vehicles
djusted Total to account for vacancies			130	vehicles	258	vehicles
djustment factor for peak month: September to December)	٠		1.33		1.33	- .
Resultant Peak Season Parking Demand:			- 174	vehicles	344	vehicles
Max. Peak Hour Parking Demand for Restaurant Space (1)	11,000 9,000			vehicles vehicles		vehicles
Max. Peak Hour Parking Demand for Retail Space (1) Subtotal	0,500			vehicles		vehicles
Peak Hour Maximum Parking Demand			302	vehicles	425	vehicle
Summary			•			1
.owe's Lot (7) Parking Supply				spaces		spaces
Displacement from Pad Sites New Parking Supply			_	spaces spaces	410	spaces spaces
Effective Parking Supply (at 90 percent occupancy)				spaces		spaces
Peak Hour Demand Salance to K-Mart Lots 3 and 4			302	vehicles vehicles		vehicle vehicle
K-Mart Lots 3 and 4 Parking Suppy				spaces		spaces
Peak Hour Demand (from Table 1) Adjustment to Peak Month (Sept. to Dec.)				vehicles vehicles	224	vehicle vehicle
Additional Vehicles from Lowe's Lot Total Peak Hour Parking Demand		1	160	_ vehicles) vehicles		vehicle vehicle
•						

Notes (1) Based in City of Galthersburg Code

Saturday Results

The parking counts conducted on Saturday revealed that the peak parking demand would occur at 12:00 PM, when 813 spaces are occupied. When adjusted to reflect vacancies and peak shopping season conditions occurring in December, this results in a total peak demand of 1,104 vehicles. Adding the parking demand generated by the pad sites of 81 vehicles, the overall shopping center parking demand is 1,128 vehicles. Assuming the parking supply of 1,850 spaces is reduced by the 150-space displacement, a surplus of 514 spaces would be available.

The field survey within parking Lot 7 indicated that 253 vehicles were parked during the Saturday peak hour at 12:00 PM. Adjusting this demand for vacant space, seasonal variation, and the pad site parking requirement, peak hour occupancy of 425 vehicles is projected. Assuming 90 percent occupancy within lot 7 of 369 spaces, a minimum of 56 vehicles would utilize lots 3 and 4, where more than 450 spaces would be available during the peak hour on Saturday.

Summary

These results indicate that in general, a surplus in parking would be available on average weekdays during peak hours within the Lowe's lot and a large surplus of spaces within the K-Mart parking areas. On Saturdays, the Lowe's lot would be perceived as full during peak hours. Thus, some patrons of Lowe's and the pad sites would use the K-Mart parking areas. The internal intersection in the northwest corner of the Lowe's lot operates under all-way stop control, with brick pavers provided to promote pedestrian movements. Therefore, it is reasonable to assume that a portion of patrons will use the highly under utilized K-Mart parking areas when the pad sites are built and occupied.

It is acknowledged that K-Mart was an under performing store when the parking counts were conducted. However, the primary parking areas for this portion of the site would continue to the least desirable for K-Mart (or some replacement) customers. Thus, vacant parking spaces are likely to be available in the southern

areas of Lots 3 and 4 when a new and potentially more intense user re-occupies the K-Mart space.

Conclusions

The results of the Kentlands Square Shopping Center indicate that the parking demand generated by the proposed 20,000 S.F. restaurant/retail pads within Lot 7 (Lowe's) would be adequately accommodated during both the weekday and Saturday peak hours. Adequate parking capacity would be available within the overall shopping center during the peak season with the development the pad sites. Therefore, the parking waiver request of approximately 230 spaces should be granted based on the following items:

- a. Field data indicates that the existing peak parking demand occurred on a weekday at 3:00 PM, when 29 percent of the existing spaces were occupied. The peak demand on Saturday occurred at 12:00 PM, when 44 percent of the existing spaces were occupied.
- b. Parking within the Lowe's lot (Lot 7) was found to be 23 percent occupied on weekdays and 45 percent occupied on Saturday. A total of 432 vacant spaces exist on weekdays and 307 spaces on Saturdays. The majority of parked vehicles were oriented to the existing Lowe's Store entrance. More than 500 spaces are available within the K-Mart parking lots 3 and 4 during peak hours.
- c. The four pad site buildings were assumed to be developed with 11,000 S.F. as Class "A" restaurant space, and 9,000 S.F. as general retail space. The City of Gaithersburg code would require the parking demand for the restaurant space to be calculated at 5.0 spaces/1,000 S.F. of space as part of the overall shopping center. However, in order to provide a conservative estimate, a parking ratio of 13.0 spaces/1,000 S.F. was used, as required by the City code for a free-standing building. The development of the pad sites would reduce the parking supply within

Lot 7 by 150 spaces, from 560 to 410.

- d. The future analyses indicate that a surplus in parking would be available on average weekdays during peak hours within the Lowe's lot, with a large surplus of spaces within the K-Mart parking areas. On Saturdays, the Lowe's lot would be perceived as full (with parking occupancy above 90 percent) during peak hours, with patrons using the K-Mart parking areas. The design of the site promotes pedestrian access and would allow patrons to use the highly under utilized K-Mart parking areas when the pad sites are built and occupied.
- e. It is recognized that the K-Mart was an under performing store when the parking counts were conducted. However, the primary parking areas for this portion of the site would continue to the least desirable for K-Mart (or some replacement) customers. Thus, vacant parking spaces are likely to be available in the southern areas of Lots 3 and 4 when a new and potentially more intense user re-occupies the K-Mart space.
- f. The maximum overall peak season parking demand within Kentlands Square (accounting for seasonal variation, vacancies, and pad sites) on weekdays is anticipated to occur at 3:00 PM, when 868 spaces would be occupied. This results in a surplus of 832 parking spaces available on-site. A total of 302 spaces are forecasted to be occupied in the Lowe's lot, therefore, a surplus of 108 vacant spaces would be available during the weekday peak hour.
- g. The maximum overall peak season parking demand on Saturday is anticipated to occur at 12:00 PM, when 1,186 spaces would be occupied. This results in a surplus of 514 parking spaces during this hour. A total of 425 spaces are forecasted to be occupied in the Lowe's lot. Thus, a portion of patrons (a minimum of 56 vehicles) would park in the K-Mart parking areas, where more than adequate capacity is available.

Appendix A
Copy of Study Scoping Letter



TRAFFIC, TRANSPORTATION, AND PARKING CONSULTANTS

September 10, 2002

VIA FACSIMILE (Two Pages, 301/258-6375)

Ollie Mumpower City of Gaithersburg Public Works 800 Rabbitt Road Gaithersburg, Maryland 20878

Subject: Kentlands Square Shopping Center Parking Analysis
City of Gaithersburg, Maryland

Dear Ollie:

Pursuant to our conversation, this letter outlines the parameters for Wells & Associates to prepare a parking study for the Kentlands Square Shopping Center. Saul Centers, Inc., is proposing to construct an outparcel of approximately 6,000 S.F. within the parking area used by the Lowe's store.

The following outlines the parameters of the parking study:

Background Data Collection

1. Parking occupancy counts will be collected by Wells & Associates on a typical weekday and Saturday. The counts will be conducted from 3:00 PM to 10:00 PM on an average weekday and from 9:00 AM to 10:00 PM on Saturday, and recorded at hourly intervals.

Parking Analysis

- 1. The parking count information will be tabulated to identify the peak hour characteristics of the shopping center, delineated by parking field.
- Verify the on-site parking supply.
- 3. Forecast the hourly parking demand of any built but unleased space with the shopping center based on the

existing parking counts and parking indices published by the City and Urban Land Institute (ULI).

- 4. Forecast the hourly parking demand of the proposed 6,000 S.F. building based on the parking indices published by the City and ULI.
- 5. Identify the amount of parking displaced by the proposed building.
- 6. Compare the forecasted parking demand to the supply and identify the number of parking spaces required to adequately serve the site.

Please review this information and call me immediately with any questions or changes.

Thank you for your attention to this matter.

Sincerely,

Michael J. Workosky Principal Associate

Cc: Kirk Eby, 301/258-6336
Brian Downie, 301/986-6079
Gary Unterberg, 301/948-6256

D:\KENTLANDS SQUARE LETTER TO OLLIE MUMPOWER

Appendix B Summary of Parking Occupancy Counts

Table 1 - A Kentlands Square Shopping Center Parking Occupancy Count Summary Thursday, September 12, 2002

Time	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6c	Area 7	Area 8	Area 9	Area 10	Total
	, 1 ₂	3 to 2014						<u> </u>	4.		
3:00 PM	14	201	78	40	51	9	128	3	10	10	544
4:00 PM	14	215	70	35	46	11	108	2	11	12	524
5:00 PM	14	198	67	26	44	19	108	2	16	10	504
6:00 PM	13	186	7.1	- 33	42	23	103	1	21	10	503
7:00 PM	13	197	62	32	43	27	107	1	17,	12	511
8:00 PM	7	147	71	30	20	24	. 93	. 1	6	10	409
9:00 PM	3	111	56	30	16	19⊹	73	1	9	10	:328
10:00 PM	1	81	35	12	8	11	58	. 1	2	. 1	210
Area Supply	24	368	312	429	82	51	560	N/A	24	N/A	1,850
Peak Hour Occupancy	14	201	78	40	51	9	128	3	10	10	544
Peak Hour Percent Occupancy	58%	55%	25%	9%	62%	18%	23%	N/A	42%	N/A	29%

Notes: Area 9 includes 12 additional spaces on Booth Street adjacent to shopping center. Actual total parking 1,838.

Table 2 - A
Kentlands Square Shopping Center
Occupancy Count Summary
Saturday, September 7, 2002

Time	Area 1 A	rea 2	Area 3	Area 4	Area 5	Area 6c	Area 7	Area 8	Area 9	Area 10	Total
				en e				•			. •
9:00 AM	6	122	78	15	37	6	107	4	14	11	400
10:00 AM	13	188	51	33	53	9	143	2	15	13	520
· ·	16	239	93	40	58	18	191	2	20	10	687
11:00 AM	17	265	106	- 59	61	17	253	. 1	22	12	813
12:00 PM	19	263	128	69	57	17	208	1	. 13	9	: 784
1:00 PM	16	242	129	76	57	17	219	1	11	9	777
2:00 PM	14	228	144	72	42	14	225	1	10	9	759
3:00 PM	14	233	126	64	32		235	. 2	10	11	744
4:00 PM	13	196	112	59	18	*	.187	1	. 7	10	627
5:00 PM		167	107	62	20	29	172	1	4	9.	586
6:00 PM	15 12	155	91	60	19	29		1	4	. 9	529
7:00 PM	12		84	57	13	26	121	1	. 6	9	452
8:00 PM	(128		36	9			1	5	9	347
9:00 PM	. 8 .	87			4	22		1	3		218
10:00 PM	. 3	49	35	10	-	. 22				-	
Area Supply	24	368	312	429	82	51	560	N/A	24	N/A	1,850
Peak Hour Occupancy	17	265	106	59	61	17	253	1	2:	2 12	813
						•				<u> </u>	
Peak Hour Percent Occupancy	71%	72%	34%	14%	74%	33%	45%	N/A	929	6 N/A	44%

Notes: Area 9 includes 12 additional spaces on Booth Street adjacent to shopping center. Actual total parking 1,838.

Table 3 - A Kentlands Square Area 7 Occupancy Count Summary Thursday, Scolember 12, 2002

III.		Area 7				Area 7				Area 7				rea 7				Vrea 7	:		Sub
	A1	4 2	≖	82 (5	23	7	25	E#	_ E3	Ε.	22	9	23	ı E	<u></u>	=	<u> </u>	1	75	O.B.
1 to 00 to 10 to 1		,	1	-	18	4	18	6	16	2	1	4	4	4	9	1	4	o	2	<u>ا</u>	128
SOU PM					ļ	ļ	ć	¥	ō	-	1	2	4	4	4		₹		m	•	2
4:00 PM	۵	N	- ;	- ,	B (•	7		, ;	•	. 4	r. c	•	4	œ	0	-	0	4	~	90
5:00 PM	9	က	2	7	<u>.</u>	· c	P ;	0 0	2 t		,	o 'c	1 0				. 4		8	m	103
6:00 PM	7	8	&	ان	5	NI I	7 5	· ·	<u>.</u>	- 6	- 4	> -	• •	• -	· «	6	- 4	c	-	~	107
7:00 PM	LΩ	e.	<u>-</u>	7	7	· ·	₹ ;	₹,	2 9	5 6	> -		٠,	- c	ď	· c	Ľ		_	-	8
8:00 PM	ď	ణ	¥	0	7	-	5	4 4	2 •	> <		9 0	4 0		> ¬		•		-	0	2
9:00 PM	4	~	&	0	æ	_	<u></u>	ו כא	3 2 (5 (n (ه د	> 0	> 4		•				0	82
10:00 PM	8	~	ď	0	o .;	-	9	N	ع	9	7	-	>	>	+	>	•.				; i.
Area Supply	11	11	34	¥	36	34	28	88	8	30	8	8	99	30	8	**	58	78	‡	9	260
																				į	
Peak Hour Occupancy	•	8	7	÷	\$	•	\$	on .	91	~	-	4	*	▼	\$	•	4	•	7	e	128
Peak Hour Percent									961	/64	300	700.4	42%	476%	48%	3%	14%	%	14%	19% 10%	23%
Occupancy	23%	12%	4- %	3%	23%	12%	% %	32%	8,50		2.57	2	2	!	<u>:</u>	!	<u>:</u>	<u> </u>			
					-																

Table 4 - A
Kentlands Square
Area 7 Occupancy Count Summary
Saturday, September 7, 2002

				: '						Area 7				Area 7	. ,		•	Area 7		Sub	1
Time	¥	Az Az	. 48	92 (. 5		5	05	딘		Į.	F2 G	G1 . G	G2 H	H H2	~	2	5	23	Tota	- -
			-						ļ	·				-	4	-	~	-	[m	-	2
9:00 AM	7	0	<u></u>	-	20	m	2	o.	4	V		- ,	,) h		. ~				43
TO DO AM	10	-	2	7	23	-	13	~	9	₹.	12	-	2	<u>.</u>	- 1	,					6
11:00 AM	4	-	8	67	3	en	27	φ	56	တ	17	-	6	-	ٳ؞	ا د	c	- 6		,	5 62
MOOOGE	1		36	-	돥	6	39	F	5e	80	52		55	2	12	5	2	9		-	3 3
12.00 F.M	2	· -	-	-	29	۵	24	F	52	2	12	9	6	-	13	0	.	-	. :	- 1	2
1:00 PM	<u> </u>	۲ ۷	; ;	- 4		- 40	8	Ξ	8	9	7.	4	92	က	S.	O	6	_	m	7	6
Z:00 PM		- 42	3 8	- 4	6	5	- 78 78	5	53	_	53	S	=	4	4	0	ıcı	-		4	8 8
3:00 PM	<u>. 6</u>	*	22	'n	<u>ج</u>	12	27	12	25	œ	19	တ	11	ıo ·	, י	0 (~ 1		N (- •	2 2
Ma cour	<u> </u>	4	7	(4)	31	_	24	=	52	4	2	m	2	m.	ر د	۰,	- (•	9 6
WT 2000	ō	4	2	er:	8	5	24	- -	52	₹	7	~	Б	r)	~	0			9		2 9
2.00 PM	ф	۰ ۵	1	4	27	. ₩	74	~	21	7	7	-	7	4	4	0	د		2 1	- 6	5 5
Mr. 00.7	o cc	•	10	φ	20	e	50	7	. 12	m	~	~	9	4	4	5	ń	، ټه	ν,	.	5
MG 000	•		Ξ	e	₽	2	17		5	_	F	C	က	4	~	0	ო (~ •	- 4	.	<u> </u>
10:00 PM	7	~	7	~	7	-	13	7	12	-	€,	2	≈.	m	7	D,	~	-	5		2
Area Gunniv	-	1	8	34	35	35	28	78	30	8	. 8	30	8	30	3	8	82	82	\$	9	260
in described as a second									Ç	E											
Peak Hour Occupancy	4		28	* :	z	0	30	F	56	•	22		22		12	•	12	o , .	7	-	253
Peak Hour Percent Occupancy	82%	18%	76%	12%	100%	26%	107%	39%	87%	27%	83%	23%	73%	%2	35%	%	43%	5 . 5	20%	8%	45%
•		1										1									I

Table 5 - A
Kentlands Square Shopping Center
Area 3 Occupancy Count Summary
Thursday, September 12, 2002

Time	Ā1 <i>ļ</i>	Area 3 \2		B2	C1	Area 3 C2	D1	D2	E1	Area 3 E2 F1	F2	Sub- Total
3:00 PM	10	1	8	0	13	3	- 8	2	22	0 11	0	78
4:00 PM 5:00 PM	6	2 1	7 11	0 0	9 13	2 2	7 9	2 1	23 15	0 12 2 7	0	67
6:00 PM 7:00 PM	1 7	5 1	8 10	0	13 13 9	2 . 2 2	13 6 10	1 2 1	17 14 23	0 11 0 7 1 13	0	71 62 71
8:00 PM 9:00 PM 10:00 PM	5 1 0	1 2 1	6 2 1	.0	8 6	2 1	7 5	1	21 13	1 11 1 6	0	56 35
Area Supply	16	16	34	32	28	28	28	34	32	32 16	16	312
Peak Hour Occupancy	10	1	8	. 0	13	3	. 8	2	22	0 11	0	78
Peak Hour Percent Occupancy	63%	6%	24%	0%	46%	11%	29%	6%	69%	0% 69%	0%	25%

Table 6 - A Kentlands Square Area 3 Occupancy Count Summary Saturday, September 7, 2002

Time	A 1	Area 3 A2	B1	B2	C1	Area C2	3 D1	D2	E1	Area E2	3 F1	F2	Sub- Total
9:00 AM	3	1	4	0	2	0	2	0	14	: 0	9	. 0	35
10:00 AM	3	1	10	2.0	7	1	- 6	2	15	1	. 1 2 5	0	. 51
11:00 AM	8	2	14	·. · 0	12	3	11	4	21	4	13	1	93
12:00 PM	8 .	2	15	0	15	3	15	3	26	. 3	15	1	106
1:00 PM	11	2	17	2	19	.3	15	2.	30	8	16	3	128
2:00 PM	- 9	2	11	2	19	6	21	3	32	3	18	3	129
3:00 PM	10	1	17	2	21	4	-21	3	34	. 9	14	8-	144
4;00 PM	9	1	13	1	15	1	. 18	3	34	9	14	8	126
5:00 PM	13	1	.≐ g	0	15	1	13	3	32	· 5	15	. 5	112
6:00 PM	10	0	8	0	12	. 1	14	. 4	32	2	17	. 7	107
7:00 PM	6	0	7	0	12	1	15	1	27	3	13	6	91
8:00 PM	3	. 2	7	. 0	10	2	13	1	26	1	. 13	6	84
9:00 PM	4	. 0	. 4	0	4	2	13	1	19	1	12	1	61
10:00 PM	2	0	3	0	1	1	9	0	10	. 1	8	0	35
Area Supply	16	16	34	32	28	28	28	34	32	32	. 16	16	312
Peak Hour Occupancy	10	1.	17	2	21	4	21	3	34	9	14	8	144
Peak Hour Percent Occupancy	63%	6%	50%	6%	75%	14%	75%	9%	106%	28%	88%	50%	46%

RESOLUTION NO. R-21-92

RESOLUTION OF THE MAYOR AND CITY COUNCIL OF GAITHERSBURG GRANTING APPROVAL OF PHASE III, SECTION I OF KENTLANDS, PHASES I AND 2 OF THE BEATTY OPEN CENTER, PRESENTLY ZONED MXD, LOCATED AT GREAT SENECA HIGHWAY, LONGDRAFT ROAD AND BOOTH STREET, INCLUDING THE TOWN SECTOR DISTRICT. THE SCHEMATIC DEVELOPMENT PLAN APPROVAL PERMITS CONSTRUCTION ON 36.67 ACRES OF 344,977 SQUARE FEET OF BUILDING AREA, AND 27,574 SQUARE FEET OF GARDEN CENTER AREA

SDP-3 - KENTLANDS

OPINION

This matter has come before the Mayor and City Council for approval of a Schematic Development Plan (SDP) for portions of a land area zoned in the MXD (Mixed Use Development) Zone. The City Council's authority in this matter is provided pursuant to Section 24-160D.9(b)(3) of the City of Gaithersburg Zoning Ordinance (Chapter 24 of the City Code) which authorizes the Council and Planning Commission to conduct public hearings schematic development plan application following appropriate notification procedures and to take action on the application within ninety, days of the close of the public hearing record, following receipt of a recommendation by the City Planning Commission. The subject case concerns the development of Phase III, Section 1 of Kentlands, Phase 1 and 2 of the Beatty Open Center at Kentlands located at Great Seneca Highway, Longdraft Road and Booth Street in the area formerly identified as the Town Sector. This area is reflected on Joint Exhibit No. 62 in the SDP-3 -This application, known as SDP-3, Kentlands public hearing record. requests approval for the development of 344,977 square feet of retail building area and 27,574 square feet of garden center area.

Operative Facts

A. Background

On March 23, 1988, per Resolution No. R-25-88, the Mayor and City Council adopted an Amendment to the General Plan for the City of Gaithersburg Neighborhood Four Land Use Plan known as MP-1-87. This adoption followed a joint Planning Commission/Mayor and City Council public hearing on February 22, 1988, and a series of public worksessions held in February and March of 1988. On March 16, 1988, the Planning Commission approved this document and recommended its adoption to the Mayor and City Council.



On November 7, 1988, the Mayor and City Council adopted Resolution No. R-96-88, adopting an amendment to the General Plan for the City of Gaithersburg known as the Special Conditions Amendment for the Neighborhood Four Land Use Plan, and further identified as MP-1-88. This adoption followed a jointly held public hearing by the Planning Commission and the Mayor and City Council on September 19, 1988, at which time proposed special conditions were reviewed as an amendment to the land use element of the General Plan for the City, the 1974 Corridor City Master Plan. Included in this action were special conditions affixed to Map Designations 42 and 43, located in the Kentlands.

On November 7, 1988, the Mayor and City Council adopted the new Mixed Use Development Zone, as proposed during the consideration of the master plan's land use element for Neighborhood Four, with specific utilization of said new zone directed to certain significant remaining vacant developable tracts in the City, notably the Kentlands portion of Neighborhood Four.

On February 6, 1989, the City Council approved Ordinance No. O-3-89, granting Zoning Map Amendment Application Z-262 for "The Kentlands," rezoning 352.493 acres from the R-A (Low Density Residential) Zone to the MXD (Mixed Use Development) Zone, and further approving an accompanying sketch plan as part of the application.

On September 5, 1989, the City Council approved Resolution No. R-68-89, granting SDP-1, which involved Phase I of the Kentlands, including the Lake District, the Old Farm District and the Gatehouse District.

On August 6, 1990, the Council approved Resolution No. R-78-90, granting SDP-2, which involved Phase II, Sections 1-5 of the Kentlands, including the Hill District and a portion of the original Town Center.

On April 1, 1991, the City Council approved Ordinance No. O-8-91, granting sketch plan amendment Z-262(A) for the Kentlands within the MXD Zone with respect to phasing, use conversion and timing of roadway improvements.

B. Current Application

On August 22, 1991, the applicant, Beatty Development Corporation, submitted the third SDP for Kentlands to be known as the Beatty Open Center, Phases I and II, also identified as Phase III, Section One of Kentlands. The original submission for SDP-3 included a boundary survey, phasing plan, landscape and traffic circulation plan, screening plan, tree conservation plan and tree survey and a proposal for 707,130 square feet of retail uses on approximately 71 acres of land in four sections. Section One at 36.67 acres included three anchor stores totaling 270,257 square feet plus 27,572 square feet of garden center, and 79,550 square feet of retail stores. Section Two at 8.7 acres contained 69,696 square feet of retail/restaurant space. Section Three at 8.6 acres contained 74,923 square feet of future retail spaces and Section Four at 17 acres contained 185,130 square feet of future retail space.

The Planning Commission and the Mayor and City Council held a joint public hearing on September 3, 1991, at which time evidence was received on the subject application. The record of the Planning Commission and the Mayor and Council were originally held open indefinitely, but have since been closed. The applicant's submission has been subsequently revised from the original submission in terms of greenspace, parking, building square footage and placement, building elevations and materials, internal traffic circulation, parking lot design, amenity package and tree canopy coverage. Additionally, the area of consideration and focus for approval was down-scaled to the area originally identified as Section One. A joint public worksession between the Planning Commission and the Mayor and City Council was held on October 30, 1991. Following a second joint public hearing on December 2, 1991, the applicant refined the design and layout criteria to more closely follow the original evolution of the Kentlands as a neotraditional community. Following the joint public worksession on January 21, 1992, held to evaluate the modifications and alterations proposed, the Planning staff prepared a memorandum to the Planning Commission dated February 3, 1992, which outlined the issues to be addressed in conjunction with the anticipated adoption of SDP-3-Kentlands, and recommended the inclusion of certain conditions and requirements to be imposed upon the applicant (Exhibit No. 60).

At their February 5, 1992, meeting, the Planning Commission voted to recommend adoption of Schematic Development Plan (SDP-3-Kentlands) Beatty Open Center Phases 1 and 2, Phase III, Section I of Kentlands to the Mayor and City Council subject to the conditions outlined in the Planning staff's memorandum of February 3, 1992, with two modifications/additions thereto, as outlined in the Planning Commission's memorandum of February 14, 1992, to the Mayor and City Council (Exhibit 61).

The Mayor and City Council has fully evaluated the recommendations of both the Planning Commission and the City Planning Department, and agrees with their findings and recommendations. In addition, the City Council has evaluated the evidence of record and makes the following findings, as required by law.

Evaluation and Findings

In reviewing the subject application for approval of Phase III of Kentlands, known as SDP-3, the City Council finds the proposal to be substantially in accordance with the sketch plan for Kentlands as approved per Ordinance 0-3-89 with respect to the overall commercial land use type, vehicular and pedestrian access, green space, landscaping and buffering and reforestation requirements. The plan for SDP-3 will focus attention on producing a mid-sized retail center strongly linked to future development in the adjacent Midtown of Kentlands with attention focused on a quality and scale of development conducive to pedestrian accessibility.

The City Council finds that as presented, SDP-3 fulfills the purposes and objectives of the Mixed Use Development Zone by producing a more flexible and comprehensive design for the first commercial center in the Kentlands community. The SDP which has undergone extensive review and revision by the Planning staff, the City Planning Commission and the Mayor and Council, implements the policies and recommendations of the Neighborhood Four Land Use Plan with respect to the recommended land use of commercial and/or industrial/research office, the implementation of the Mixed Use Development Zone, and compliance with the provision of a substantial buffer cited in the Master Plan to protect adjacent residential communities outside of Kentlands.

It is the City Council's finding that SDP-3 as proposed in the version encourages both architectural and design current . revised compatibility with the Kentlands concept, strong pedestrian and vehicular soon-to-be constructed residential linkages with the existing and communities, an ambitious amenity package including unique entrance features and canopy treatments, upgraded building materials, efficient use of land by locating retail uses close and convenient to residential areas as well as innovative coupling of land use and design as exemplified by many unique features of the proposal. Other items of note which underscore the compatibility of SDP-3 to the principles of the MXD Zone include: the delineation of pedestrian linkages, buildings located close to streets to promote walking, the provision of public and private open spaces throughout the center, the ability to grant a green space reduction due to the proposed amenity package, the maximum flexibility in parking lot design, and the phasing of the center to be noted as: Phase I - Anchors A, B, and C with supporting retail independent of pad sites; Phase II - Pad sites 1, 2 and 3. Additionally, the Council finds that existing and planned improvements to the adjoining road network, notably recently constructed Great Seneca Highway as well as adjacent Longdraft Road which is currently under construction are expected to be adequate to service the planned development. The staging of the development of this commercial center reasonably relates to the overall provision and availability of public facilities and services and is integrated with the continuing construction of the residential and recreational elements of the Kentlands community.

In conclusion, the City Council has found that SDP-3 as submitted in accordance with Section 24-160D.9 is in the public interest and should be approved due to the presence of sufficient evidence in the record to indicate that the application is proper for the comprehensive and systematic development of the City, has accomplished the purposes of the zone, reflects an internally and externally compatible form of development, and is consistent with the adopted Neighborhood Four Land Use Plan, and the special conditions amendment to the Plan, as well as generally accepted City planning and land use policies, subject to the applicant complying with the following conditions as stated in this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Gaithersburg, that SDP-3, the application filed by Beatty Development Corporation, requesting approval, as updated and amended for 36.67 acres of land known as Phase III, Section 1 of Kentlands, Phases 1 and 2 of the Beatty Open Center, located at Great Seneca Highway, Longdraft Road and Booth Street composed of the following: 344,977 square feet of retail building area and 27,574 square feet of garden center area, is hereby approved, subject to the applicant complying with the following conditions:

- 1. A traffic study related to the shopping center must be submitted to City staff in conjunction with the submission of the final site plan (Phase I) in order to allow the staff the opportunity to better evaluate intersections of the center with Longdraft Road with respect to turning movements, storage bays and truck entries. Revisions to the submitted final site plan may be required accordingly.
- 2. Previously submitted requests for median breaks along Longdraft Road have been deleted from the plan under consideration for approval. Such median breaks will be evaluated and finalized at the time of submission of aforementioned traffic study or in conjunction with the submission of a road code waiver to the Mayor and Council which must then be granted prior to final site plan approval for any of the uses identified as pad sites on SDP 3.
- 3. Applicant shall provide a traffic roundabout at the entrance of the Center unless prior to the time for final site plan review of Phase I of the Beatty Center, the City determines from information supplied by the applicant (or City staff) that factors such as pedestrian linkage/safety, operation adequacy and future required improvements for long-term functioning make such circle infeasible. Approval of the final design drawings of the roundabout must be obtained from the Department of Public Works prior to issuance of any building permits.
- 4. Applicant shall submit to the City for review and approval an on-site directional/regulatory signage and lane striping plan including a truck circulation plan, proposed truck routing and truck signage prior to final site plan approval for Phase I of the center. Emphasis shall be placed on minimizing truck impact on neighboring Bozzuto site, with appropriate signage or islands to preclude through truck traffic between Beacon Square Road and the rear entrance to the Beatty Center. The applicant must assist the City in enforcement of designated truck routes and must accordingly provide major tenants with truck circulation maps stipulating routes to be followed and provide City with proof that transmittal of such information has been made.

- 5. Parking lot separation as required by the Section 24-220(e) of the Zoning Ordinance of the City of Gaithersburg has been achieved on the site through a combination of uniquely designed bollard-ringed green spaces, and lighting standards resulting in a minimum of 10% landscaped area created within the parking area.
- 6. Applicant shall submit to the Planning Commission for approval a final lighting plan for Phase I of the center in conjunction with final site plan approval. Lighting fixtures are to be compatible with existing fixtures already in place at Kentlands and be harmonious with the overall architectural theme of the Kentlands. Lighting standards' specifications, including height, locations and appearance as well as foot candles to be achieved on the site should be included therein. Such plan shall ensure that any glare from lighting will not shine directly onto adjacent properties or roadways.
- 7. The traffic signal to be erected at Longdraft Road and Great Seneca Highway by the developer of Kentlands must be operational prior to the opening of business of the first tenant at the Beatty Center.
- 8. Prior to the issuance of a building permit for Phase I of the Beatty Center, the Director of Public Works must approve a storm water management phasing plan and prospective agreement to implement same.
- Abandonment of Booth Street right-of-way as it impacts the Beatty site must be initiated by the applicant and completed prior to the final recordation of the plat for the shopping center.
- 10. Acceleration/deceleration lane on Great Seneca Highway adjacent to the center is subject to the approval of Montgomery County Department of Transportation.
- 11. The applicant's plan representing 19% green area as a variation from the 25% minimum green area requirement (Section 26-160-D.6) is approved subject to the applicant providing:
 - A series of brick Kentlands-like pillars at each entry wall.
 - A raised canopy at the entrances.
 - A European garden effect flanking the parking lot perimeters.
 - Special crosswalk features.
 - Outdoor seating areas.

- Planting areas at the building fronts.
- Presence of triangle park area adjacent to Booth Street.

With respect to the tree canopy coverage on the site, the Council approves staff recommendation that a minimum of 30% tree canopy coverage be achieved on the site. The 30% tree canopy coverage provides an additional basis to permit the aforementioned 19% green space waiver.

- 12. The final site plan must be reviewed and approved for compliance with the Americans with Disabilities Act (ADA) prior to final site plan approval of Phase I.
- 13. The special features to be utilized for pedestrian crosswalks as included on the Beatty Shopping Center Plan are to be stipulated at the time of final site plan approval.
- 14. The intersection at Tschiffely Square and Longdraft Roads must be modified to incorporate special crosswalk materials to be used for crosswalks related to SDP-3.
- 15. Canopy treatment as proposed at major entry to site related to pad site 2 must match in appearance despite the lack of final elevations for pad site 2 building. The final elevation of the canopy will be reviewed at the time of final site plan approval for pad site 2.
- 16. The Beatty Corporation's offer to provide \$15,000 to the Fernshire Farms community to implement a landscape/buffer plan in that community as prepared by Beatty and approved by the City planning staff in consultation with Fernshire Farms Homeowners Association Board is accepted as part of this approval. Dollar amount to be provided to the community's Homeowners Association Board of Directors prior to issuance of occupancy permit.
- 17. The applicant must implement an osage orange propagation program on City-owned property in conjunction with the City's Department of Public Works. The applicant must also attempt to reuse the osage orange wood in an appropriate fashion on the site of the Beatty Open Center. The purpose of this condition is to recognize the unique presence of this grove of trees at Kentlands and to perpetuate same.
- 18. The City Planning Commission must approve all signage contemplated for Phases I and II of the Beatty Open Center at the time of final site plan reviews.
- 19. At final site plan review, the Planning Commission shall determine alternative building materials for the rear of buildings so as to be architecturally compatible with adjacent land areas and development.

- 20. Parking count as proposed on the Schematic Development Plan is approved subject to the following requirements:
 - a) The applicant shall develop an employee parking program which shall include areas to be designated for employee parking, signage thereof, lease requirements therefor (for retail stores other than anchors only) and enforcement mechanisms to be approved by the City Planning Commission at the time of final site plan approval of Phase I of the Beatty Center.
 - b) Beatty Management Company agrees that parking lots associated with the subject site will be managed according to their established corporate policy which precludes towing of licensed vehicles without 48 hours notice.
- 21. The applicant shall screen from view all rooftop HVAC and meter facilities and equipment with sight-tight fencing or other suitable materials.
- 22. Prior to the issuance of an occupancy permit for the third anchor store at the Beatty Center, the applicant shall provide to the City of Gaithersburg \$60,000 to be set aside into a City fund earmarked for landscaping projects which the City seeks to implement. A portion of said funds are to be directed towards the implementation of a streetscape beautification plan for Great Seneca Highway with the concurrence of Montgomery County and in conjunction with recommendations of the City's Beautification Committee.
- 23. At final site plan review for the Beatty Center, staff must approve the location of utilities so as to encourage, rather than preclude, redevelopment and retrofitting of the site at a future date.

ADOPTED by the City Council of Gaithersburg, Maryland, this 2nd day of March , 1992.

W. EDWARD BOHRER, JR., MAYOR and PRESIDENT OF THE COUNCIL

This is to certify that the foregoing Resolution was adopted by the Gaithersburg City Council in public meeting assembled on the 2nd day of March , 1992.

Sanford W. Daily, City Manager